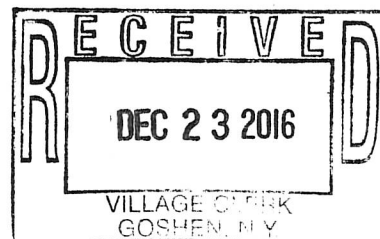


**VILLAGE OF GOSHEN
PLANNING BOARD
September 27, 2016**



The work session/regular meeting of the Village of Goshen Planning Board was called to order at 7:30 p.m. on September 27, 2016 in the Village Hall by Chair Scott Wohl.

Members present: Chair Scott Wohl
Adam Boese
Elaine McClung
Molly O'Donnell
Michael Torelli

Also present: Michael Donnelly, Esq., PB Attorney
Art Tully, PB Engineer
Ted Lewis, Building Inspector

Mr. Wohl opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

VOTE BY PROPER MOTION made by Ms. McClung, seconded by Ms. O'Donnell to approve the minutes as amended from the August 23, 2016 meeting. The motion was approved unanimously.

CONTINUED PUBLIC HEARING

Robert Knebel, Approval of Site Plan, Market Street, Goshen Park, LLC, #113-3-2, C-S/ADD.

Representing the applicant: Robert Knebel

Mr. Knebel appeared for the continued public hearing on this project. He submitted to the board the mailings and the published legal notice.

The County Planning Department had no comments on this application.

Mr. Donnelly stated SEQRA has been completed and the board can take action.

Chairman Wohl asked if anyone from the public had any comments. There were no comments from the public.

VOTE BY PROPER MOTION made by Mr. Boese, seconded by Mr. Torelli to close the public hearing. The motion was approved unanimously.

Mr. Donnelly stated the approval would be site plan conditional use because of residential use above commercial use within the ADD District. The conditions will be the applicant must only build what is shown on the plan and no change in the mix or the residential character can be done without an amended approval. The project must be started within one year. An estimated completion date must be declared. Mr. Donnelly also stated the applicant will have to sign a performance affidavit with the building department before the building can be occupied.

Mr. Donnelly asked Mr. Knebel if two years as a completion date was acceptable. Mr. Knebel stated this was indeed acceptable and he anticipated being completed long before two years.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Mr. Boese to grant conditional site plan approval for this application. The motion was approved unanimously.

APPLICANTS BEFORE THE BOARD

**Fiddler's Green at Good Time Park, northerly side of the Route 17M extension, #115-1-5,
R-3 & DS Zones, Site Plan**

Representing the Applicant:

Steve Esposito, PE
Jay Myrow, Esq.
Jose Cabrera, Architect

Mr. Esposito stated this project dates back quite a while. There were preliminary discussions on how to handle SEQRA. The previous application was the subject of an EIS and findings were filed. The application then went to outside agencies to gain permits. There was a municipal sewer and water extension. There were some wetland buffer impacts for the access road. There was a DEC permit. Previously there were impacts to Army Corps. Wetlands, but the applicant no longer plans to disturb that area. Permits were issued. The project was put on hold in September 2008. The original approval was for 114 townhomes ranging from one bedroom to three bedrooms.

Based on the current market study the applicant feels there is a large demand for rentals. What is now being proposed is 178 rental units, all one bedroom with an office or den. The anticipated market is the bookends, meaning young people and seniors who wish to age in place.

The original plan included the development of most of the upland area. The footprint has now been reduced significantly from the original plan. The road configuration is similar with a main road through the site which connects the north connector road through the complex to Green Street. The main entrance would be from the north connector road.

One of things that will need to be prepared is a SEQRA consistency analysis to look at the various items that were evaluated during the previous EIS process to identify what items would need to be reanalyzed with this application.

The number of bedrooms which is relied heavily upon to calculate water and sewer demands and trip generation has been reduced with this project as compared to the previous project. Some of the other items are time sensitive and it has been a while since last analyzed.

There are 6 buildings proposed with a vestibule in the middle of the building containing the infrastructure that support both of the buildings. As far as the building elevations, the applicant feels they will have to at some point go to the ZBA to request a relief from building height. In this zone 35 feet is allowed where 50 feet is being proposed. A majority of the site is within the 100-year flood plain and therefore a certain elevation needs to be maintained for habitable space above that elevation. The pitched roofs also drive up the height.

Mr. Donnelly stated that Mr. Esposito has started preparing the comparative impacts of the old project to the new. The board will most likely be asked to issue a SEQRA consistency determination. Copies of the EIS and the finding statement should be located.

Mr. Tully stated this is both a conditional use permit application as well as a site plan application. There are different standards for those two types of applications. Mr. Tully suggested the board look at the conditional use permit application first and the site plan second. The conditional use permit application speaks to how this project fits into the neighborhood.

Mr. Tully compiled SEQRA comments:

- The applicant is seeking a consistency analysis.
- There were items that were maybe not considered in the original SEQRA review such as emergency services, impacts on wetlands, floodplains, species, etc.

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- There should be a discussion about whether or not this project is compatible with the surrounding land uses.
- A traffic analysis is required to be updated and a traffic consultant is suggested to be involved early on.

Mr. Tully stated his general comments were as follows:

- There is an existing site conditions map where floodway lines have been changed. Those areas should be shown clearly on the plan without any proposed development.
- Approvals need to be obtained from agencies other than the planning board.
- Show the FEMA floodway area and the developable area.
- Landscaping and existing trees.
- Parking spaces and screening.
- Conditional use permit and the need for a buffer.
- Maximum building length.
- Maximum building height.
- Playgrounds/ballfields.
- Storm drainage.
- Sidewalks.
- Historic importance of the site
- A water and sewer engineer should take a look
- Fire protection.

Mr. Tully stated that the issue of the conditional use and the board should look at if they support this type of development in this location or not as the first step in the review of this application.

Mr. Donnelly stated he believed the first step would be to complete SEQRA and use some part of the environmental analysis in that determination with community character. Mr. Donnelly stated the board should send a renewed notice of intent to serve as lead agency, including the Zoning Board and send an adjainer notice. In the meantime the board should obtain copies of the EIS with the findings statement.

Ms. McClung stated she liked the end product in 2007. She stated this new application is different in height, density and the proximity to the Heritage Trail.

Mr. Boese asked if there was a precedent for a building this tall in the village. Some examples were provided.

Mr. Torelli stated some concern for the size and height of the buildings. He is also concerned with the use of the den and tenants using it as a bedroom instead. He wished to receive a legal analysis on the project. Some further discussion was held regarding ideas to proceed.

An environmental impact statement study will be completed. Mr. Esposito was authorized to mail the adjainer notices and send out the lead agency notices.

Norabel, Inc., north side of West Main Street, #111-10-19.31 & 114-8-22.11, I Zone, Site Plan

Representing the Applicant:

James Dillin, PE

Mr. Dillin stated there is a lot of confusion on the zoning based upon the way the maps were created. It has to be determined whether the zone is I or R-3. He asked to be adjourned until next month's meeting.

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Nicole Vecchi, Main Street, NYS Hwy Route 207, #101-1-7.2, R-1 Zone, Subdivision, ZBA decision RE: Lot width – Approved

Representing the Applicant:

James Dillin, PE

Mr. Dillin stated this is a two-lot subdivision. The existing house lot didn't have enough lot width at the setback line where 100 feet was required and 86.15 feet were supplied. The ZBA granted the variance. There is no sewer on site. Hooking up to municipal water and putting a septic in the back is proposed. There are wetlands on the rear property line with no buffer.

Mr. Donnelly stated adjoiner notices will have to be mailed. Before a public hearing can be scheduled SEQRA will have to be closed out.

Mr. Tully stated one of his comments is that this property is serviced by a service road. He asked who owns and maintains that road. Mr. Dillin stated the state DOT owns that road Nicole Vecchi maintains it. It was suggested that a maintenance agreement will be necessary.

Mr. Donnelly asked to see a corrected EAF.

The applicant will come back next month.

ITEMS FOR DISCUSSION

Goshen Stagecoach Properties, Inc. #107-2-39.2, Copy of ZBA Decision

Chair Wohl stated the nine uses were approved and this application would not return until the applicant comes back to build a proposed garage.

Goshen KAZ Realty Group, LLC, (Goshen Diner), #114-5-14 D-S, Copy of ZBA Decision

Letter received RE: Goshen Public Library and Historical Society.

A brief discussion was had regarding sidewalks and the driveway entrance.

Letter received RE: Horizon Land Development, #126-1-4.22, requesting one-year extension of site plan approval.

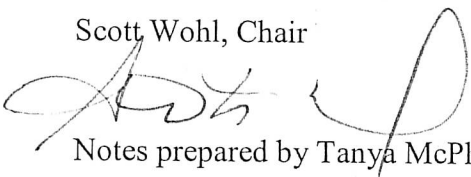
VOTE BY PROPER MOTION made by Mr. Boese, seconded by Mr. Torelli to grant a one-year extension of site plan approval. The motion was approved unanimously.

The next regularly scheduled Planning Board meeting is October 25, 2016 at 7:30 p.m.

VOTE BY PROPER MOTION made by Mr. Torelli, seconded by Mr. Boese to adjourn the meeting. The motion was approved unanimously.

ADJOURNMENT - The meeting concluded at 8:43 p.m.

Scott Wohl, Chair



Notes prepared by Tanya McPhee